LOT 98
IN OR 2206/1058
CLEAR LAKE ESTATES UNIT 2

HOLLINHEAD MICHELLE & MICHAEL
53672 CARRINGTON DR
CALLAHAN, FL 32011

2023

46-2N-25-0240-0098-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

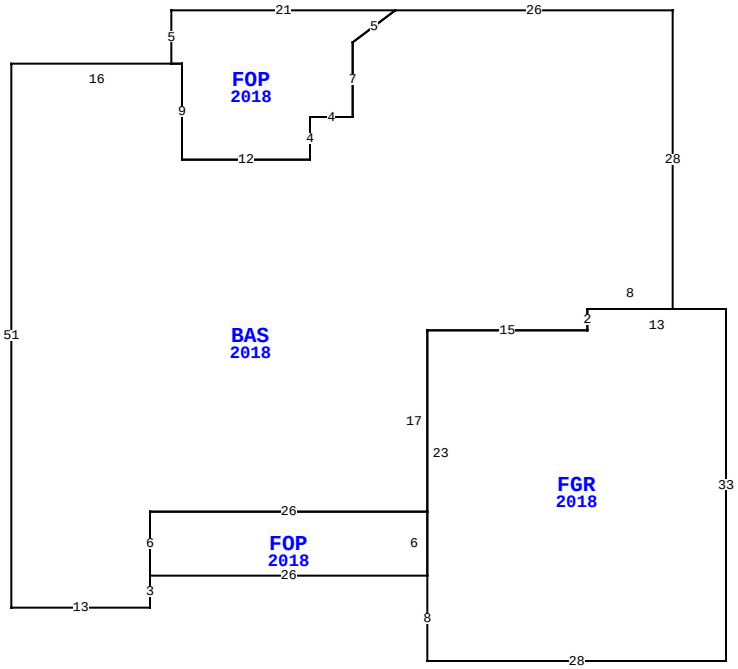
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8015.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,330	100	2,330	267,415
FGR	894	55	492	56,467
FOP	156	30	47	5,394
FOP	219	30	66	7,575
TOTALS	3,599		2,935	336,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,935	99.6400	118.32	347,269	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2019 Heated Area: 2330 HX Base Yr 2019



53672 CARRINGTON DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		336,851
TOTAL MARKET OB/XF VALUE		9,479
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		406,330
SOH/AGL Deduction		108,731
ASSESSED VALUE		297,599
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		242,599
TOTAL JUST VALUE		406,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008174	CO ISSUED	0	06/20/2018
17008174	NEW CONSTR	317,318	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2206/1058	6/27/2018	WD	Q	I	02	342,800
GRANTOR: KEN GREENE CONTRACTOR						
GRANTEE: HOLLINHEAD MICHELLE						
2183/1028	3/02/2018	WD	U	V	30	76,500
GRANTOR: GREEN KENNETH L						
GRANTEE: KEN GREENE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W26 FOP=[YR=2018] W21 S5 E1 S9 E12 N4 E4 N7 R4 U3 $ D3 L4 S7 W4 S4 W12 N9 W16 S51 E13 N3 FOP=[YR=2018] E26 FGR=[YR=2018] S8 E28 N33 W13 S2 W15 S23$ N6 W26 S6$ N6 E26 N17 E15 N2 E8 N28$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,860.00	SF	5.20	5.20	100	2018	2018	3	98	9,479	

LAND DESCRIPTION

TOTAL OB/XF 9,479

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 11/29/2018 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS